089.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	656,300 / 656,300
					USE VALUE:	656,300 / 656,300
					ASSESSED:	656,300 / 656,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MEAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUVRIE JACOB VINCENT
Owner 2:	
Owner 3:	
Street 1:	11 MEAD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAPAS ARTHUR M/ELAINE/TRS -
Owner 2:	11 MEAD RD TRUST -
Street 1:	11 MEAD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 1574 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	227,900		428,400	656,300
Total Card	0.147	227,900		428,400	656,300
Total Parcel	0.147	227,900		428,400	656,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.96 | /Parcel: 416.96

Legal Description

User Acct 56977

GIS Ref

GIS Ref

Insp Date 11/07/18

Entered Lot Size

Total Land:

Land Unit Type:

!7275!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	227,900	0	6,400.	428,400	656,300		Year end	12/23/2021
2021	101	FV	219,400	0	6,400.	428,400	647,800		Year End Roll	12/10/2020
2020	101	FV	219,400	0	6,400.	428,400	647,800	647,800	Year End Roll	12/18/2019
2019	101	FV	195,600	0	6,400.	434,500	630,100	630,100	Year End Roll	1/3/2019
2018	101	FV	195,600	0	6,400.	324,400	520,000	520,000	Year End Roll	12/20/2017
2017	101	FV	195,600	0	6,400.	293,800	489,400	489,400	Year End Roll	1/3/2017
2016	101	FV	195,600	0	6,400.	281,500	477,100	477,100	Year End	1/4/2016
2015	101	FV	194,600	0	6,400.	238,700	433,300	433,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:17:57

LAST REV

Date	Time
02/05/19	12:48:11
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7275

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAPAS ARTHUR M/	65612-351		6/26/2015		539,900	No	No		
PAPAS ARTHUR M/	34447-475		12/10/2001	Family	99	No	No		Elaine Papas dod 3/13/2008 bk 65612 pg 350.
GIRARDI FRANK J	33705-136		9/25/2001		349,900	No	No		
	10998-380		12/2/1965		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2007	703	Wood Dec	6,167			G9	GR FY09	8 x 20 deck

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
3/18/2009	Meas/Inspect	163	PATRIOT
12/29/2001	MLS	MM	Mary M
1/19/2000	Measured	163	PATRIOT
8/3/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56977
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	70.	0.96	5									428,400						428,400	

Total AC/HA:	0.14692	Total SF/SM:	6400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 428,400
Spl Credit		Total:	428,400						

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00739920
Adj $ / SQ:	135.999
Other Features:	68000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330290
Depreciation:	102390
Depreciated Total:	227900

COMMENTS

TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

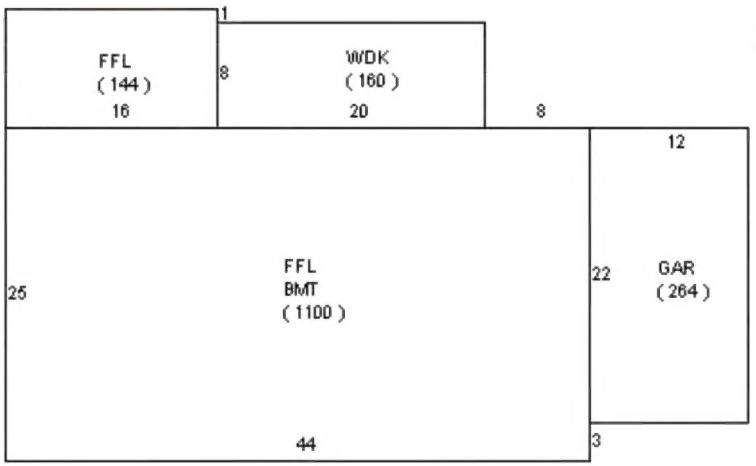
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	5	2	
Totals			
0			

SKETCH



UnSketched SubAreas:
WDK: 160,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,244	136.000	169,183
BMT	Basement	1,100	48.760	53,631
WDK	Deck	320	9.190	2,942
GAR	Garage	264	24.650	6,508

Net Sketched Area:	2,928			Total:	232,264
Size Ad	1244	Gross Area	2928	FinArea	1574

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	149.60
Special Features:	0	Val/Su Net:	77.83
Final Total:	227900	Val/Su SzAd	183.20

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	